

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Tirupati Urban Development Authority, Tirupati – Change of land use from Agriculture use to Residential use in Sy.Nos.420, 421 & 422 of Ramireddy Palli Village to an extent of Ac.13.59 cents – Draft Variation – Confirmed – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No. 127

Dated: 13.03.2012.
Read the following:-

1. G.O.Ms.No.148 M.A. & U.D Deptt., dt.21.03.2005.
2. G.O.Ms.No.149 M.A. & U.D Deptt., dt.21.03.2005.
3. Representation received from Dr. B. Doraswamy Naidu, dt.20.09.2010.
4. Govt. Lr.No.18584/H2/2010, dt.24.09.2010.
5. From the VC, TUDA Lr.Roc.No.4906/G1/2010, dt.23.10.2010.
6. Govt. Lr.No.18584/H2/2010, dt.03.11.2010.
7. From the VC, TUDA Lr.Roc.No.4906/G1/2010, dt.11.12.2010.
8. Govt. Lr.No.18584/H2/2010, dt.06.05.2011.
9. From the VC, TUDA Lr.Roc.No.4906/G1/2010, dt.30.05.2011.
10. Govt. Lr.No.18584/H2/2010, dt.23.06.2011.
11. From the VC, TUDA Lr.Roc.No.4906/G1/2010, dt.30.07.2011.
12. Govt. Lr.No.18584/H2/2010, dt.20.08.2011.
13. Govt. Lr.No.18584/H2/2010, dt.12.12.2011.
14. From the VC, TUDA Lr.Roc.No.4906/G1/2010, dt.07.01.2012.
15. Govt. Memo.No.18584/H2/2010, dt.07.02.2012.
16. A.P. Gazette No.105, Part-I, dated 13.02.2012.

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ORDER :-

The following draft variation to the land use envisaged in the Zonal Development Plan for Tirupati and its vicinity area issued in Govt.Memo.15th read above, was published in the Extraordinary issue of Andhra Pradesh Gazette No.105, Part-I, dt.13.02.2012. No objections and suggestions have been received from the public within the stipulated period. In the reference 14th read above, the Vice Chairman, Tirupati Urban Development Authority, Tirupati has reported that the applicant has paid an amount of Rs.28,600/- towards scrutiny charges, Rs.5,50,500/-towards development charges and Rs.8.25,500/- towards conversion charges totaling Rs.14,04,600/-. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the A.P. Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To

The Commissioner of Printing, Hyderabad.

The Vice Chairman, Tirupati Urban Development Authority, Tirupati.

The Commissioner, Tirupati Municipal Corporation, Tirupati.

Copy to:

The applicant through V.C., Tirupati Urban Development Authority, Tirupati.

The District Collector, Chittoor District, Chittoor.

The Private Secretary to Minister (MA&UD).

Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with rule 13 of Urban Development Authority, Tirupati Rules, 1983, the Government hereby makes the following variation to the Zonal Development Plan for Tirupati and its vicinity area, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.105, Part-I, dt.13.02.2012 as required by sub-section (3) of the said section.

VARIATION

The site “ABCDEF-A” and “GHIJK-G” in Sy.Nos.420, 421 and 422 of Ramireddypalli Village to an extent of Ac.13.59 cents, the boundaries of which are given in the schedule below, which is presently earmarked for Agricultural use zone in the Zonal Development Plan for Tirupati and its vicinity area which was sanctioned in G.O.Ms.No.148, M.A. & U.D. Dept., dt.21.03.2005 is designated as Residential use which is shown in Modification to Master Plan No.13/2011 which is available in the Office of the Tirupati Urban Development Authority, Tirupati, **subject to the following conditions; namely:-**

- 1) The applicant has to seek permission for the layout in the site from Tirupati Urban Development Authority duly providing service road of 9 meters to the National Highway.
- 2) The applicant has to hand over the land to a width of 20 feet for the widening of Master Plan road to a width of 100 feet by way of registered gift deed to the panchayat.
- 3) The applicant has to provide Buffer Zone to the channel as per G.O.Ms.No.302, MA, dt.15.04.2008.
- 4) The applicant has to provide 9 meters service road to the N.H.205.
- 5) The applicant shall submit proposals for the site under reference for obtaining permission from the competent authority before taking up any development.
- 6) The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- 7) The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
- 8) The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- 9) The change of land use shall not be used as the proof of any title of the land.
- 10) The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- 11) Any other conditions as may be imposed by Vice-Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES OF AREA:
“ABCDEF - A”

- North : Existing 60 feet wide Tirupati to Madhanapalli i.e, N.H. 205 proposed to be widened to 100 feet as per Master Plan (Srinivasmangapuram – Bakrapeta B.T. Road).
- South : Channel in Sy.No.486 & 423/P of Ramireddy palli village.
- East : Vacant land in Sy.No.492, 423/P of Ramireddy palli village.
- West : Vacant land in Sy.No.421/1P of Ramireddy palli village.

SCHEDULE OF BOUNDARIES OF AREA:
“GHIJK - G”

- North : Channel S.No.486.
- South : Vacant land in Sy.No.419 of Ramireddy palli village.
- East : Vacant land in Sy.No.490 of Ramireddy palli village.
- West : Vacant land in Sy.No.418 of Ramireddy palli village.

B.SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

SECTION OFFICER